

Property Jargon Explained

ESCRITURA

The Escritura is the equivalent to Title Deeds. If purchasing a property, this is signed at the notary, on the day of completion. The Escritura is an official document. It is a detailed, lengthy document that encompasses property details, owner and buyer details, registration and charges and debts outstanding. A “Copia Simple” is a copy of your escritura.

NOTA SIMPLE

An official document confirming the current owner, property size, description, and any existing debts or charges. It's required for all property sales and is valid for 3 months. Your agent can easily obtain a copy for you.



CERTIFICACIÓN DE EFICIENCIA ENERGÉTICA (CEE)

Energy Performance Certificate – From June 2013, it became law to present an energy performance certificate when selling a property.

LICENCIA DE PRIMERA OCUPACIÓN (LPO)

Licence of first Occupation. This is a legal document issued by the local town hall in Spain and deems the property fit for habitation. An LPO is important because it confirms that a property complies with legal and safety standards and can be legally occupied. It is often required by utility companies to connect essential services such as water and electricity. The LPO is also necessary when selling or renting a property, particularly for tourist rentals, and many banks require it before approving a mortgage for a newly built home. Twenty years ago the LPO was not seen as essential, so many older properties may not have an LPO. If this is the case, the seller will need to present a DAFO.

DAFO (DECLARACIÓN ASIMILADO FUERA DE ORDENACIÓN)

A DAFO is a legal declaration in Andalucía that recognizes rural properties (or those that have been standing for 6 years built) without planning permission. It allows for registration, utility connection, and sale or inheritance, but prohibits further construction—only maintenance is allowed.